

# Land For Sale

Upala, Alajuela

For Sale

# \$1,200,000

ID: 1139567830

- Property Type: Land
- Size: 412,891 Square metres
- 102.03 Acres



## Property Description

? El Progreso Farm – Organic & Biodynamic Cacao in Production ? San José de Upala, Costa Rica ? Price: USD \$1,200,000 ? Total area: 98 acres (39.6 hectares) ? Cultivation: 18,000 Trinitario cacao trees on 44 acres ? Overview El Progreso Farm is a high-value agricultural property located north of the Rincón de la Vieja Volcano, in Upala. Dedicated to the production of organic, biodynamic, world-class cacao, the farm was awarded the prestigious Cacao of Excellence Gold Award 2023, placing its product among the best in the world. The property combines certified production, self-sustaining infrastructure, and international recognition, making it a unique opportunity for investors, agroindustry projects, sustainable tourism, or production expansion. ? Production • Total production 2020–2024: 10,733 kg of dry cacao • Total sales: 5,425 kg – USD \$49,885 • 2025 projection: between 7,000 – 8,000 kg/year with current methods • 100% organic and herbicide-free, with agroforestry and biodynamic practices ? Infrastructure & Facilities • 2-story main house with solar system • Warehouse (1,044 ft<sup>2</sup>) with fermentation area • Greenhouse (2,900 m<sup>2</sup>) with growing tables • 22-meter artisanal well with solar pump and 3,000-liter tank • Complete irrigation system with three 5,000-liter tanks and pumps • Composting and facilities for organic/biodynamic inputs • Fully self-sufficient, off-grid property ? Certifications & Awards • Phytosanitary analysis and organic certification (2020) • International quality evaluations (ICAM Italy, Cocoa of Excellence) • Cacao of Excellence Costa Rica Award 2022 • Gold Winner 2023 (Amsterdam – Cocoa of Excellence World Awards) ? Financials & Operation • Average annual expenses: USD \$26,300 (mainly salaries) • Established and trained workforce • Growth potential: up to 400 kg/ha -> 7,000–8,000 kg annually

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